

# CITY of WATSONVILLE

## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	37,150
Annual Single-Family Units Permitted (1996-98, Avg.):	29
Annual Multi-Family Units Permitted (1996-98, Avg.):	55
Total Annual Residential Units Permitted (1996-98, Avg.):	84

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input type="checkbox"/> 7. Electrical Permit Fees	-	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input type="checkbox"/> 8. Mechanical Permit Fees	-	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input type="checkbox"/> 9. Plumbing Permit Fees	-	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	Y
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	Y	<input checked="" type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 13. Water Connection Fees	N	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	N

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	none

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

### v. Nexus Reports

-City Council Res. No's. 315-91, 318-92, 300-95 (1991-1995) - dept'l fees

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: Northeast Watsonville  
Wagner Avenue @ Monasco

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

### iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-no street req'ts, curb, gutter, sidewalk, st. trees, st. lights, landscaping, traffic lights and bus stops as necessary
-Internal Site Improvements:	-dedication of streets and infrastructure, full street and infrastructure, curbs, gutters, sidewalks, st. trees, st. lights, utility undergrounding, landscaping
-Common Amenities / Open Space:	-fees only
-Affordable Housing Dedication:	-25% of units dedicated for low-income housing for 30 years = 7 units (10% very low income = 3 units, 15% low-moderate income = 4 units) no in-lieu fees accepted
-Project Management Requirements:	-Conditions of Approval; dev't agreement for affordable housing dedication; Home Owners Association (conditional upon case)
-Typical Reporting:	-soils, seismic, traffic, wetlands, others required depending on the site

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	94.81
Private Garage Valuation Price per Sq. Ft.	24.97
Total Valuation per Unit	247,013
Total Valuation per 25 Unit Subdivision Model	6,175,325

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		2,283
Zone Change Application Fee	flat		2,283
Planned Development Fee	flat		9,055
Planning Dept Plan Check Fee	40% of Building Plan Check =	762.56/unit	19,064
Public Hearing Fee (mailing labels)	flat		93
Site Plan Review Fee	flat per unit	75	1,875
Preliminary Map Fee	flat		128
Tentative Map Fee	9890.50 flat/1st 10 units + 127.09/any unit over 1st 10		11,797
Final Map Processing Fee	38 / 1st sheet + 25.50 / next 3 sheets		115
Final Map Review Fee	400 contract estimate + 20% city overhead		480
Record of Survey	flat per project		634
Development Agreement Processing Fee	deposit based on T& M		20,000
Environmental Assessment Application Fee	flat		86
Environmental Assessment / Neg Dec Fee	flat		1,268
<b>Subtotal Planning Fees</b>			<b>69,161</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee (incl. elect, plumb, mech)	98 UBC x 1.046 CPI	1906.39	47,660
Building Plan Check Fee	65% of Bldg Permit	1239.15	30,979
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	24.70	618
Engineering Plan Check Fee	40% of Building Plan Check = 762.56/unit		19,064
Improvement Plan Check Fee	634 flat per sheet (16 sheets)		10,144
Improvement Inspection Fee	6.5% of improvements val'n		32,500
Right of Way Soils Testing	3% of improvements val'n		15,000
Grading Plan Check Fee	291.50 flat per sheet (2 sheets)		583
Grading Permit Fee	139.50 per 1000 CY		1,395
Fire Sprinkler Inspection Fee $\geq$ 11 heads	.75/sf (2500 sf)	1,875	46,875
Fire Alarm / Detection Fee	.40/sf (2500 sf)	1,000	25,000
Microfiche Fees (over 5 units)	1.50 per sheet		45
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>229,863</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District Development Fee	1.93 / sf	4,825	120,625
City - Area C Drainage Surcharge Fee	16867 flat per acre		84,335
City - Storm Drainage Connection Fees	4019.50 flat per acre		20,098
City - Sanitary Sewer Connection Fee	flat per unit	1204.50	30,113
City - Water Connection Fee	flat per unit	1556.50	38,913
City - Water Meter Fee	flat per meter	175	4,375
City - Water Improvement Plan Check Fee	300 per sheet		900
City - Water System Inspection Fee	6.5% of val'n		2,113
City - Local Traffic Impact Fee	14 trips @ 113.50/trip	1,589	39,725
City - Fire Impact Fee	.20 / sf	580 (based on 2900 sf)	14,500
City - Groundwater Impact Fee	277 / bedroom	1,108	27,700
City - Community / Public Facilities Impact Fee	.40 / sf	1,160	29,000
City - Parks and Recreation Fee	750 / bedroom	3,000	75,000
City - Affordable Housing Dedication In-Lieu Fee <sup>1</sup>			706,164
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>1,193,561</b>

#### **ix. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>1,492,585</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>59,703</b>

## **C. SINGLE-FAMILY INFILL UNIT MODEL**

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of Model in this Jurisdiction:</b>	North Central Watsonville Ford Street @ Rodriguez Street
<b>iii. Expected Environmental Assessment Determination:</b>	Categorical Exemption
<b>iv. Typical Jurisdictional Requirements for this Model:</b>	
-Site Improvements	-match current neighborhood infrastructure standards;
-Typical Reporting	-soils, seismic

**v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	94.81
Private Garage Valuation Price per Sq. Ft.	24.97
Total Valuation per Model	247,013

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
Planning Dept Plan Check Fee	40% of Building Plan Check =	762.56/unit	763
Site Plan Review Fee	flat per unit	75	75
Environmental Assessment Application Fee	flat		86
<b>Subtotal Planning Fees</b>			<b>924</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee (incl. elect, plumb, mech)	98 UBC x 1.046 CPI	1906.39	1,906
Building Plan Check Fee	65% of Bldg Permit	1239.15	1,239
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	24.70	25
Engineering Plan Check Fee	40% of Building Plan Check =	762.56/unit	763
Fire Sprinkler Inspection Fee $\geq$ 11 heads	.75/sf (2500 sf)	1,875	1,875
Fire Alarm / Detection Fee	.40/sf (2500 sf)	1,000	1,000
Grading Plan Check Fee	291.50 flat per sheet (2 sheets)		583
Grading Permit Fee	139.50 per 1000 CY		279
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>7,670</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District Development Fee	1.93 / sf	4,825	4,825
City - Storm Drainage Connection Fees	4019.50 flat per acre @ 14% of one acre (6000 sf lot)		563
City - Sanitary Sewer Connection Fee	flat per unit	1204.50	1,205
City - Water Connection Fee	flat per unit	1556.50	1,557
City - Water Meter Fee	flat per unit	175	175
City - Local Traffic Impact Fee	14 trips @ 108.50/trip	1,519	1,519
City - Fire Impact Fee	.20 / sf	580 (based on 2900 sf)	580
City - Groundwater Impact Fee	277 / bedroom	1,108	1,108
City - Community / Public Facilities Impact Fee	.40 / sf	1,160	1,160
City - Parks and Recreation Fee	750 / bedroom	3,000	3,000
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>15,692</b>

**ix. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>24,286</b>
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**D. 45 UNIT MULTI-FAMILY MODEL**

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of Model in this Jurisdiction:</b>	North Watsonville Loma Prieta Avenue @ Airport Boulevard
<b>iii. Expected Environmental Assessment Determination:</b>	Mitigated Negative Declaration

**iv. Typical Jurisdictional Requirements for this Model:**

-Off-Site Improvements:	-no street req'ts, curb, gutter, sidewalk, st. trees, st. lights, landscaping, traffic lights and bus stops as necessary
-Internal Site Improvements:	-dedication of streets and infrastructure (per case), full street and infrastructure, curbs, gutters, sidewalks, st. trees, st. lights, utility undergrounding, landscaping
-Common Amenities / Open Space:	-fees + private exterior open space per sf/unit; typically, tot lot, picnic/BBQ, passive open space
-Affordable Housing Dedication:	-25% of units dedicated for low-income housing for 30 years = 12 units (10% very low income = 5 units, 15% low-moderate income = 7 units) no in-lieu fees accepted
-Project Management Requirements:	-Conditions of Approval; dev't agreement for affordable housing dedication; design review
-Typical Reporting:	-soils, seismic, traffic, wetlands, others required depending on the site

**v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	83.05
Private Garage Valuation Price per Sq. Ft.	24.97
Total Valuation per Unit	88,044
Total Valuation per 45 Unit Multi-Family Development Model	3,961,980

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		2,283
Zone Change Application Fee	flat		2,283
Planned Development Fee	flat		9,055
Planning Dept Plan Check Fee	40% of Building Plan Check =	366.70/unit	16,502
Public Hearing Fee (mailing labels)	flat		93
Site Plan Review Fee	flat per unit	75	3,375
Design Review Fee	flat		577
Development Agreement Processing Fee	deposit based on T& M		20,000
Environmental Assessment Application Fee	flat		86
Environmental Assessment / Neg Dec Fee	flat		1,268
<b>Subtotal Planning Fees</b>			<b>55,522</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee (incl. elect, plumb, mech)	98 UBC x 1.046 CPI	916.75	41,254
Building Plan Check Fee	65% of Bldg Permit	595.89	26,815
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	8.80	396
Engineering Plan Check Fee	40% of Building Plan Check =	366.70/unit	16,502
Improvement Plan Check Fee	634 flat per sheet (16 sheets)		10,144
Improvement Inspection Fee	6.5% of improvements val'n		32,500
Improvement Inspection Fee Soils Testing	3% of improvements val'n		15,000
Grading Plan Check Fee	291.50 flat per sheet (2 sheets)		583
Grading Permit Fee	139.50 per 1000 CY		1,116
Fire Sprinkler Plan Check Fee < 11 heads	flat per unit	13	585
Fire Sprinkler Permit < 11 heads	flat per unit	50.50	2,273
Fire Sprinkler Monitoring < 11 heads	flat per unit	13	585
Fire Sprinkler Monitoring Permit < 11 heads	flat per unit	97	4,365
Microfiche Fees (over 5 units)	1.50 / sheet		45
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>152,163</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District Development Fee	1.93 / sf	1,930	86,850
City - Storm Drainage Connection Fees	4818.50 flat per acre		14,456
City - Sanitary Sewer Connection Fee	flat per unit	1204.50	54,203
City - Water Connection Fee	flat per unit	1556.50	38,913
City - Water Meter Fee	flat per unit	175	7,875
City - Water Improvement Plan Check Fee	300 per sheet		900
City - Water System Inspection Fee	6.5% of val'n		2,113
City - Local Traffic Impact Fee	10 trips @ 108.50/trip	1,085	48,825
City - Fire Impact Fee	.20 / sf	240 (based on 1200 sf)	10,800
City - Groundwater Impact Fee	277 / bedroom	554	24,930
City - Community / Public Facilities Impact Fee	.40 / sf	480	21,600
City - Parks and Recreation Fee	750 / bedroom	1,500	67,500
City - Affordable Housing Dedication In-Lieu Fee <sup>2</sup> formula			421,260
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>800,225</b>

#### **ix. Totals**

<b>Total Fees for 45 Unit Multi-Family Model (total of subtotals above)</b>	<b>1,007,910</b>
<b>Total Fees per Unit (total from above / 45 units)</b>	<b>22,398</b>

**Notes:** <sup>1</sup>Single Family Aff. Hsg. In-Lieu Fees: 25% of the total units must be set-aside to meet the city's Affordable Housing Dedication req't: 15% moderate income /10% low income. The formula for the in-lieu fee to compensate for this dedication, with respect to single-family sale dwellings is calculated as follows:

*-Basic Formula:*

-15% of Units Moderate Income: Mkt. Price of 4 bdrm unit @ 325,000 - Max. Aff. Sales Price @ 245,131 =  
In-lieu Fee of 79,869 per unit. 4 req'd units @ 79,869 ea = 319,476

-10% of Units Low Income: Mkt. Price of 4 bdrm unit @ 325,000 - Max. Aff. Sales Price @ 196,104 =  
In-lieu Fee of 128,896 per unit. 3 req'd units @ 128,896 ea = 386,688.

Total In-lieu Fee for 25 unit SF dev't = 706,164

*-Note:* Price of 4 Bdrm Market Rate Unit in Watsonville was provided by a realtor recommended by the Planning Dept.  
Affordable Sales Price provided by the Planning Dept. For sale affordable units are dedicated in perpetuity.

<sup>2</sup>Multi-Family Aff. Hsg. In-Lieu Fees: 25% of the total units must be set-aside to meet the city's Affordable Housing Dedication req't: 5% moderate income / 10% low income / 10% very-low income. The formula for the in-lieu fee to compensate for this dedication, with respect multi-family dwellings is calculated as follows:

*-Basic Formula:*

-5% of Units Moderate Income: Mkt. Price 2 bdrm townhse @ 174,905 < Max. Aff. Sales Price @ 204,275  
(1320/mo max for rent) Unit is already affordable -- no in-lieu fee required for this category.

-10% of Units Low Income: Mkt. Price 2 bdrm townhse @ 174,905 - Max. Aff. Sales Price @ 163,420 =  
(1075/mo max for rent) In-lieu Fee of 11,485 per unit. 5 req'd units @ 11,485 ea = 57,425

-10% of Units Very Low Income: Mkt. Price 2 bdrm townhse @ 174,905 - Max. Aff. Sales Price @ 102,138 =  
(686/mo max for rent) In-lieu Fee of 72,767 per unit. 5 req'd units @ 72,767 ea = 363,835

Total In-lieu Fee for 45 unit MF dev't = 421,260

*-Note:* Median Price of a Townhouse in Watsonville provided by California Rand Data on townhouse sales 1996-1998.  
Maximum Affordable Unit Sales Price provided by the Planning Dept. Maximum monthly rental contribution @ 30% of total income was provided by the Planning Dept.